

CITY OF ISSAQUAH
COMMUNITY PLANNING AND DEVELOPMENT
DEPARTMENT

DEVELOPMENT COMMISSION

COMMUNITY CONFERENCE

STAFF REPORT

June 21, 2022

FILE NO.: Community Conference: PRJ20-00008, COM22-00001

PROJECT: Milano Issaquah Apartments

OWNER: Milano Issaquah Apartments, LLC
12224 NE 8th St
Bellevue, WA 98005

APPLICANT: Hossein Khorram
Milano Issaquah Apartments, LLC
12224 NE 8th St
Bellevue, WA 98005

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REQUEST: An application for a Community Conference has been submitted to develop a parcel that is 1.33-acres in area. The proposal includes demolition of the existing single-family house to construct a 7-story 104-unit apartment building.

LOCATION: 2300 Newport Way NW

EXISTING LAND USE:

North:	Multifamily Residential – Gateway Apartments
East:	Multifamily Residential – Gateway Apartments
South:	Low Density Residential
West:	Low Density Residential

EXISTING CONDITIONS: The project site currently consists of a single-family house and is encumbered by a Class 2 stream and an adjacent wetland buffer.

EXISTING ZONING: Village Residential

COMPREHENSIVE PLAN: Multifamily Residential

SUBAREA: Central Issaquah

NEXT STEPS:

1. Public and commissioner comments related to the overall project will become part of the record, and the applicant may revise their proposal based on feedback.
2. The proposed project must be reviewed through a Level 3 review process, which is a Site Development Permit (SDP). The applicant has submitted a Site Development Permit for City review. Once staff completes their review for compliance a recommendation will be sent to the Development Commission.
3. The Development Commission shall review and make a decision at a public hearing. The SDP will be a quasi-judicial permit.

COMMUNITY CONFERENCE - PURPOSE:

Section 18.04.140(A) of the Issaquah Land Use Code states the following under Community Conference Purpose:

"The Community Conference is an informal community meeting, hosted by the Development Commission. The purpose of the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project. It is intended to provide a means by which the applicant, staff, the Development Commission and the public are able to work together in a productive and creative manner. However, options and issues raised may not be all inclusive and no guarantees on the project outcome are made at this stage."

Section 18.04.140(B) states the following under Community Conference Expectations:

"The applicant can expect the following results from the Community Conference:

1. *The more information an applicant can provide for a Community Conference, the more complete the staff's review and input will be for the proposal;*
2. *Any information or opinions expressed by the Development Commission or the staff shall not be binding on the final decision or constitute approval or denial of the proposed project;*
3. *Inconsistency with the Comprehensive Plan, this Code and other applicable policies and regulations will be discussed;*
4. *Development Commission, staff and applicant should discuss creative approaches to address challenging site constraints or potential mitigations;*
5. *Recommended revisions or modifications to the proposal will be discussed; and*
6. *The applicant should be aware that additional modifications will most likely be required before the project review is final and a decision has been made."*

Note: An environmental Neighborhood Meeting is triggered by the critical area study per IMC 18.10.410(F) and will be carried out in conjunction with the Community Conference.

The purpose for combining the meetings is to receive a wide range of community and commission comments on the project at an early stage in the project development, rather than ask the community to attend two separate meetings on two separate evenings. Furthermore, the applicant may request a consolidation of all or part of a project action per IMC 18.04.160.

PROJECT DESCRIPTION:

The applicant proposes to construct a 7-story apartment building consisting of 104-units on a 1.33-acre site. The apartment building will also provide on-site parking providing 90 stalls throughout a two-level underbuilding parking garage. Site improvements will include constructing an internal drive aisle, a through block passage, usable open space, on-site landscaping, and frontage improvements.

PROPOSED USE

The project is proposing to construct an apartment building within the Village Residential (VR) zone. According to CIDDS Table 4.3B Permitted Land Uses, a multi-family dwelling, which is 5 units or more, is an allowed use within the VR zone.

DISTRICT STANDARDS

The subject parcel is located within the “VR” zone, which is regulated by the District Standards outlined under Central Issaquah Development and Design Standards (CIDDS) Table 4.4A. The following are the development standards for the “VR” zone. The project’s compliance is reviewed in greater detail below. The building is exceeding the base floor area ratio (FAR) and building height and is required to participate in the density bonus program. Please see the Density Bonus Program section for additional details.

Table 4.4A District Standards Summary Table									
	Floor Area Ratio			Height		Setbacks		Build- To-Line (Max. Setback)	Maximum Impervious Surface
	Min.	Base	Max.						
	Residential	Residential	Residential	Base	Max	Side	Rear		
Adopted	n/a	1.25	3.0	48'	65'	0	0	0-15	80%
Proposed	2.34			62		~36'	~54'	0	61%

Note: Table 4.4A has been modified to show only applicable standards.

DENSITY BONUS PROGRAM

The proposal will be utilizing the Density Bonus Program. This program is intended to provide economic value to developers by allowing additional building square footage in exchange for the public benefits of affordable housing and public open space.

Density bonus is divided into mandatory benefits, which fulfills 1/3 of the requirement, and the remaining 2/3 are elective benefits. Elective benefits consist of a fee based on square footage, on-site affordable housing, and/or public open space. All residential projects utilizing density bonus are required to provide 1/3 on-site affordable housing units. For the remaining 2/3, the applicant has the option to select one or more of the three options to provide the public benefit.

According to Sheet CS01 within the plan set, the project has a FAR of 2.34 and is exceeding the base amount by approximately 39,876.5 sq. ft.. The applicant is proposing to provide 12 affordable units and is choosing to pay a fee for the remaining 2/3 requirement. The final number of units and fee amount will be determined prior to the SDP public hearing.

CIRCULATION

Access/Street: The project is required to construct street improvements along Newport Way NW, which consist of a 12-foot-wide multi-modal trail, 5-foot-wide planting bed, and widening the street to create two 10-foot-wide travel lanes with a 12-foot-wide turning lane. Primary access to the site will be gained from Newport Way NW by an internal road, Road A, that will provide access to the underbuilding parking garage and the adjacent parcel to the north, Revel Issaquah. Road A consist of two 10-foot-wide travel lanes and one 5-foot-wide walkway. Road A must comply with CIDDS 6.4: Circulation Facility Classification Standards along with the City Street Standards.

When the CIDDS does not have a development standard to follow, the applicant must follow the private road standards in the City's Street Standards. The project is requesting approval for two deviations from the City's Street Standards; one to vary the typical section defined for a Local Street and the second for sight distance requirements at the access point. If the applicant is unable to obtain the necessary approvals for the proposed deviations from the City's Street Standards, the access will need to be redesigned to meet the standards. The decision to move forward without approval of the deviations is at the applicant's risk and the City will not authorize construction activities to occur if the deviations are not approved without satisfactory redesign to meet the standards.

Through Block Passage: Per CIDDS 6.2.A: Block Length, where block length exceeds 300-feet, an additional pedestrian circulation facility must be provided to facilitate pedestrian direct access and connectivity through the blocks, using through block passage facilities. Due to the site location, the project is required to construct a through block passage. The project is proposing to construct a primary through block passage that connects to Newport Way NW, meanders along the backside of the apartment building, and intersects Road A to connect to Revel Issaquah. The primary through block passage will consist of a 10-foot-wide trail with a 5-wide landscape bed along the west side of the trail and the critical area buffer along the east side of the trail.

COMMUNITY SPACE

According to CIDDS 7.3: Required Community Spaces, the proposal is required to provide at a minimum 48 sq. ft. of private usable outdoor space for each individual unit or private outdoor space that can be easily accessible to all residents within the development. Additionally, the project is providing more than 22-units, and therefore, is required to provide an additional 400 sq. ft. or more of individual or common community space. Based on the number of units, the project must provide at a minimum 5,392 sq. ft. of open space. Sheet CS02 appears to show the project providing two common community areas, one indoor and the other outdoor, that total 2,888 sq. ft and private balconies for only a small number of units.

PARKING

The applicant is proposing to construct an underbuilding parking garage providing 90 stalls to serve 104 residential units that will consists of studios, 1-bedroom, and 2-bedroom units. The units will vary in size from 363 sq. ft. – 1,052 sq. ft.. Minimum parking quantities are calculated by unit type. Based on the unit sizes the project is required to provide approximately 95 parking stalls and the proposal is providing 90 parking stalls throughout a two-level parking garage.

The project is also required to provide a minimum of 16 bicycle stalls and two loading stalls. Bicycle parking is being provided on the first level of the parking garage and two loading stalls are being shown on Level 2 of the parking garage.

LANDSCAPING

Per CIDDS 10.10: Minimum Tree Density, the project must maintain a minimum tree density of 4 significant trees per 5,000 sq. ft of developable site area. The project must have at least 29 trees on-site. The conceptual landscape plan shows approximately 10 trees being added to the site, but no additional details. The project also is required to retain 25% of the total caliper of all significant trees in the developable site area per CIDDS 10.13.A: Tree Retention Requirements. A site survey was provided showing five significant trees within the developable site area. A conceptual landscape was also provided but shows no trees being retained.

BUILDING/SITE DESIGN

At this stage, staff is wanting to receive early insight, feedback and concerns from the community and the Development Commission. The proposal is required to meet the requirements of both CIDDS and the associated Architecture & Urban Design Manual.

Environmental Review: A SEPA review is required for developments greater than four residential units, as outlined within IMC 18.10.110. An environmental checklist is required for the project. An Environmental Neighborhood Meeting is required and will be carried out in conjunction with the Community Conference. For additional information regarding the site conditions and critical areas present on-site, please see the Natural Environment Checklist.

LIGHTING

Lighting details have not been submitted. Once submitted, staff will review for compliance with the lighting standards outlined within the CIDDS Section 17. Lighting is required to be designed to provide an attractive element that supports and enhances the urban environment, addresses safety and security of both pedestrian and vehicular traffic, and protects the night sky.

STORMWATER

The project must comply with the 2019 Ecology Stormwater Management Manual for Western Washington (2019 SWMMWW), along with the City of Issaquah 2022 Stormwater Design Manual Addendum. Together these documents identify the requirements for stormwater flow control, runoff treatment, and conveyance systems.

Runoff from all hard and impervious surface areas related to the project (both public and private) require flow control. Runoff from pollution generating impervious surface (PGIS) areas require treatment for pollutant removal prior to discharge off-site.

The applicant proposes compliance with stormwater runoff requirements with a detention vault and outlet controls designed to detain and maintain the low release rates of surface water flows at pre-development levels (matching a fully forested condition) to the downstream system. Water quality treatment facilities are proposed to provide enhanced basic treatment and phosphorus removal.

At this time, preliminary stormwater documents have been reviewed by staff and compliance with code requirements is still under discussion with the Applicant. In addition to preliminary design compliance under the SDP application, a more detailed review and code compliance verification of the final stormwater design will occur later with construction permit reviews.

The project is proposing to disturb one acre or more, and therefore, a Construction Storm Water General Permit from Washington State Department of Ecology is required. This Ecology permit requires specific environmental protection during construction.

Utility Improvements:

Potable Water: The development proposes to connect to an existing 12-inch ductile iron water main in Newport Way NW with an 8-inch ductile iron loop that will run northeast of the property to serve both domestic and fire hydrants needs for the development. During the SDP review compliance will be determined.

Sanitary Sewer: The development proposes to connect to an existing sewer system north of the property with an 8-inch PVC using an existing utility easement Rec. No. 20190712000273. The proposal will necessitate acquiring a future utility easement from the abutting property owner, directly north, based on the current proposed design. Acquisition of the future utility easement will be a condition of approval on the land use permits. If the applicant is unable to obtain the necessary easement prior to issuance of construction permits, the sewer system will need to be redesigned to function satisfactorily without it. This decision is at the applicant's risk and the City will not authorize construction activities to occur if appropriate property rights are not in place.

Electricity: All overhead power is required to be underground.

PUBLIC NOTIFICATION

As part of the Community Conference process, public notice is required to be provided to all property owners within 300-feet of the exterior boundaries of the proposal site at least 10 days prior to the meeting. Notice of the project and the Community Conference meeting was mailed to residents as well as tenants, on June 23, 2022. Notice of the Community Conference Meeting was also posted on the City's web site calendar and emailed to Parties of Record.

EXHIBIT LIST:

1. Application, COM22-00001, received May 11, 2022
2. Project Narrative, dated May 6, 2022
3. Plan set, dated April 28, 2022
4. Landscape Plan, dated June 24, 2021
5. Boundary and Topographic Survey, dated January 16, 2020